HOUSING NOW
Ottawa[1]

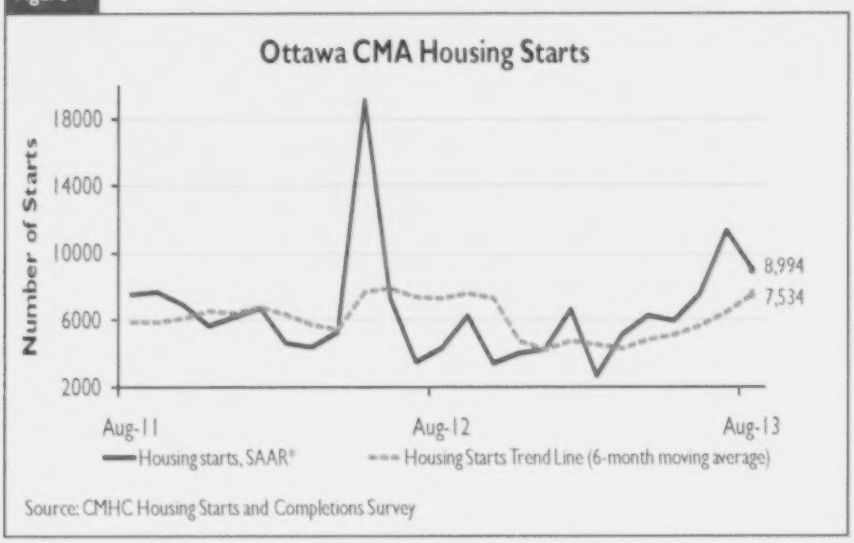
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2013

Highlights

- Ottawa housing starts continue on a stabilizing trend.
- Townhome new construction remains firm.
- Single-detached starts regain some market share leaving the market more evenly split between the different start types.

Figure 1



Source: CMHC Housing Starts and Completions Survey

* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA

[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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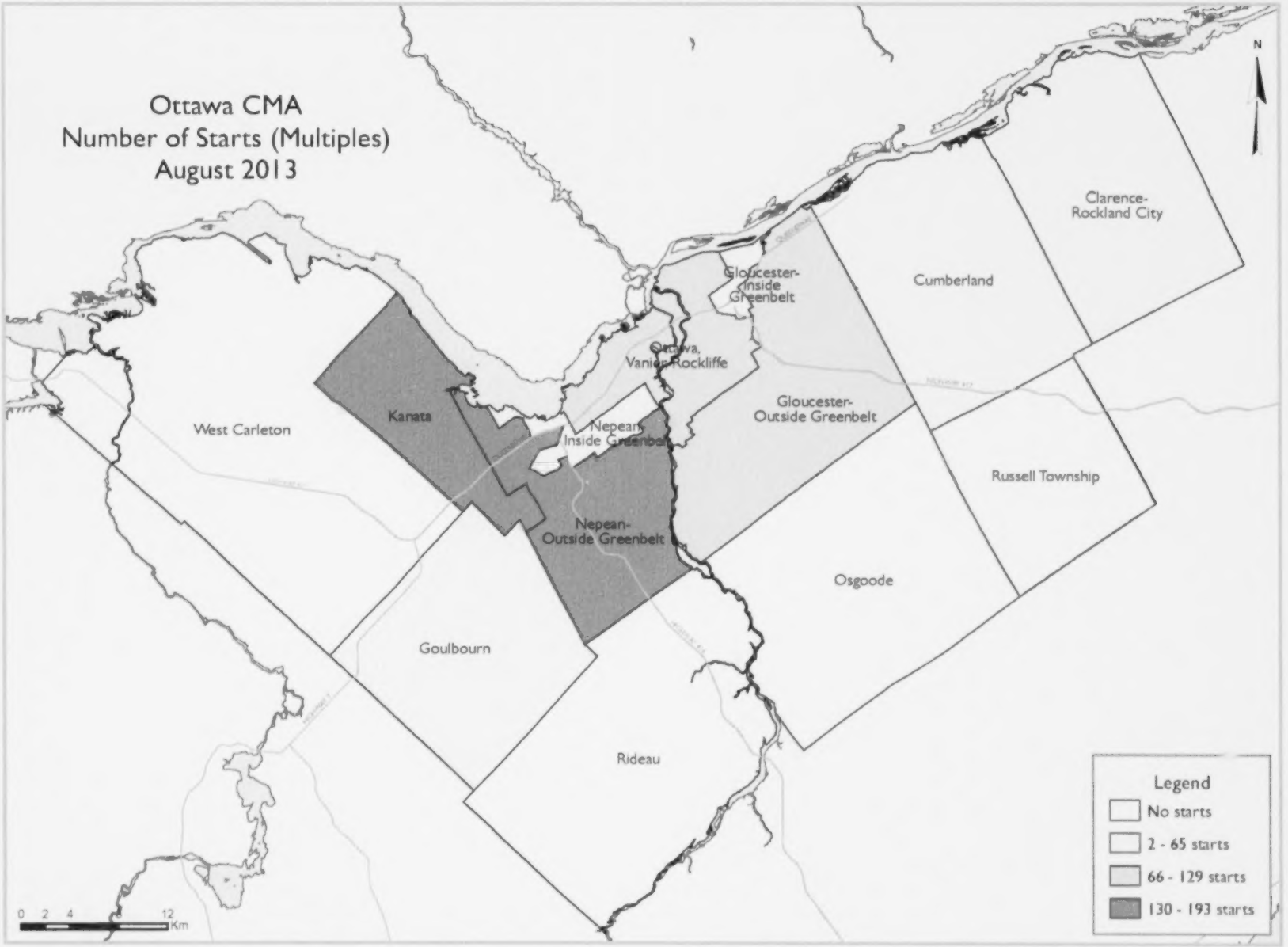
Ottawa Starts Rallied in August

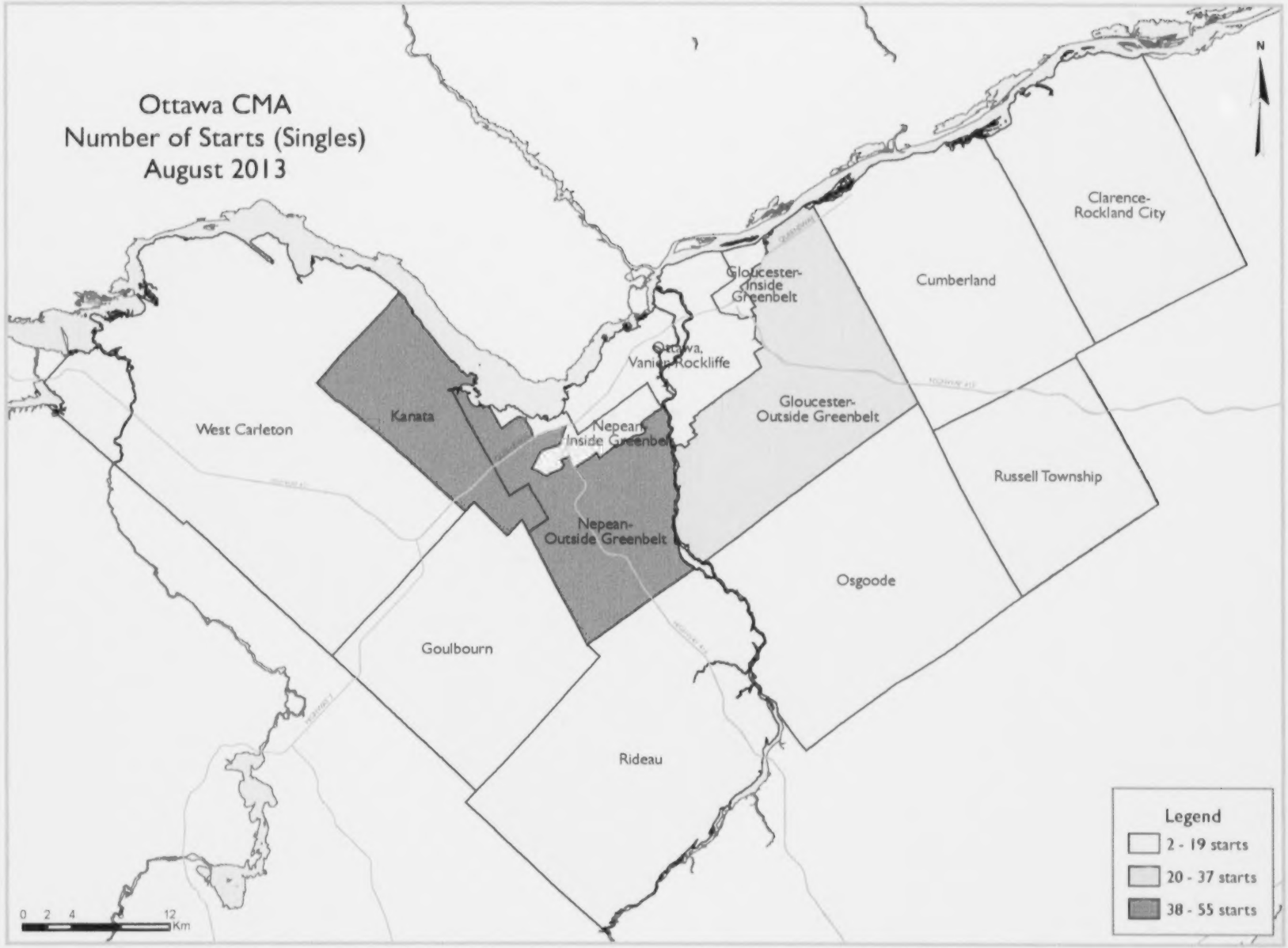
According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the region were trending at 7,534 units in August compared to 6,477 units in July. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the region, the standalone monthly SAAR was 8,994 units in August down from 11,328 units in July.

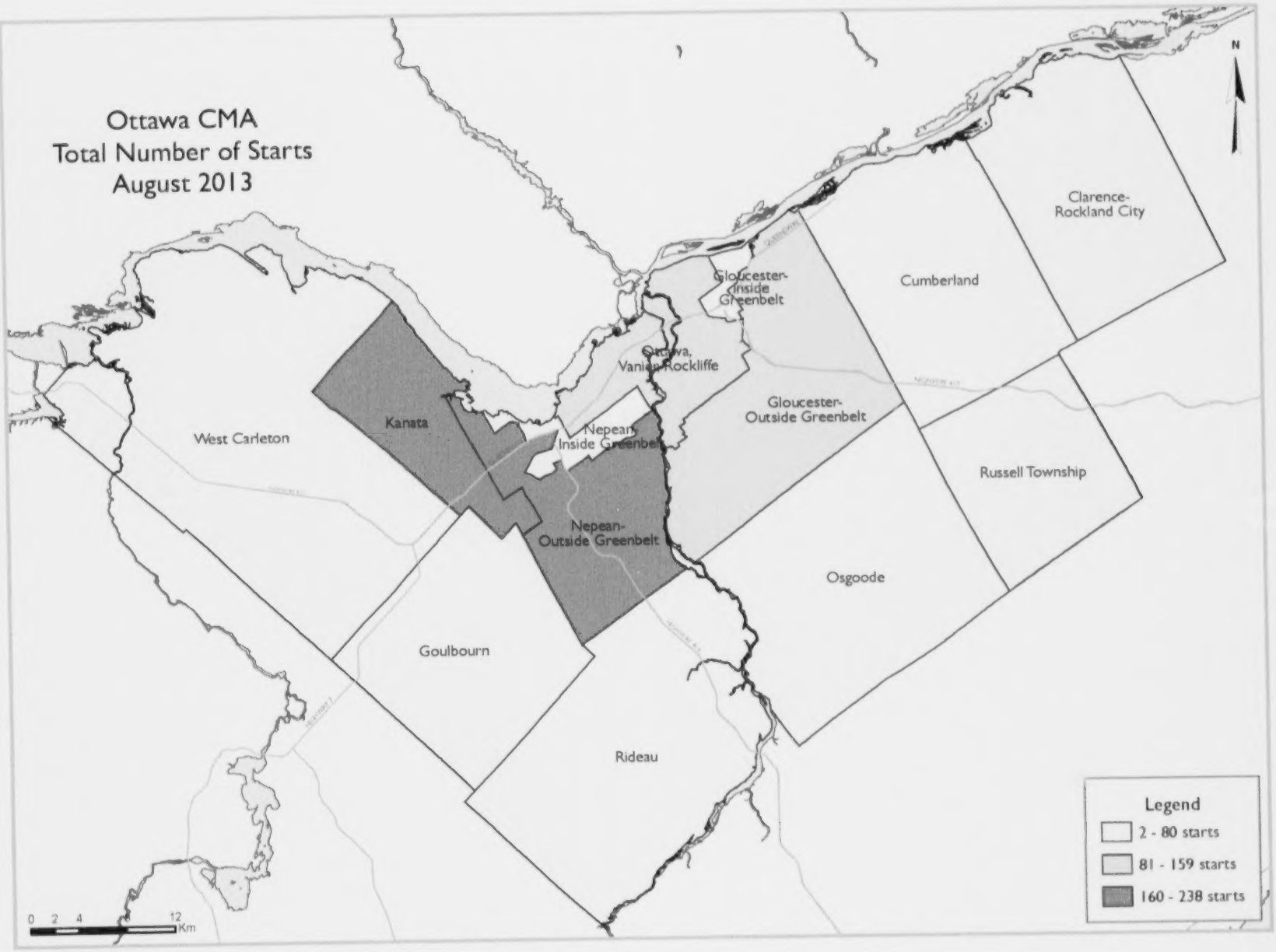
Seasonally adjusted housing starts firmed once again in August following strong July building activity. Single-detached construction regained somewhat the ground lost since 2012 while row starts revitalized. On the other hand, apartment construction retreated but remained at a healthy level. This resulted in a more even split in construction shares between single, row and apartment construction.

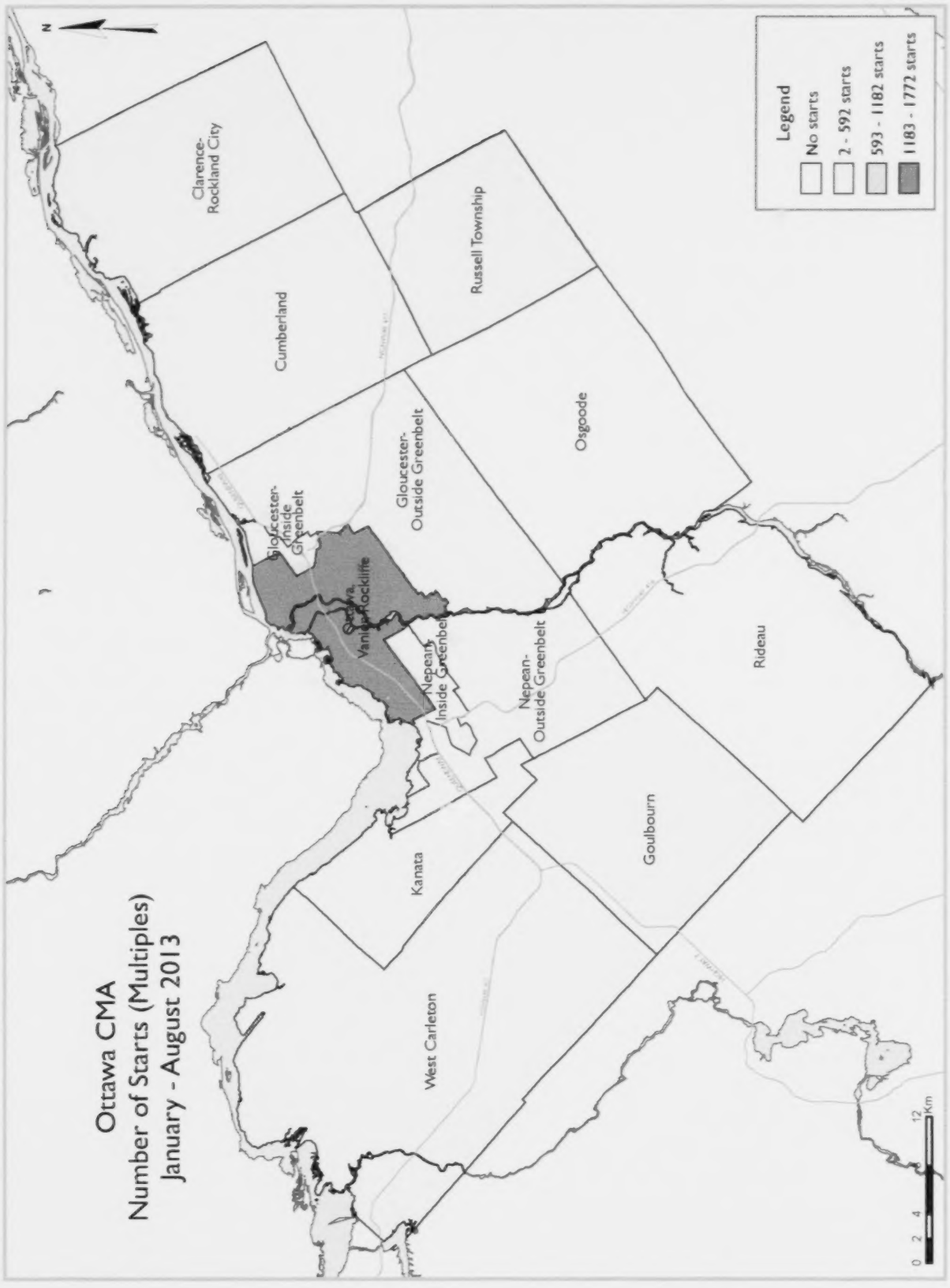
CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets, which can be quite variable from one month to the next. The multiples segment includes apartments, rows and semi-detached homes.

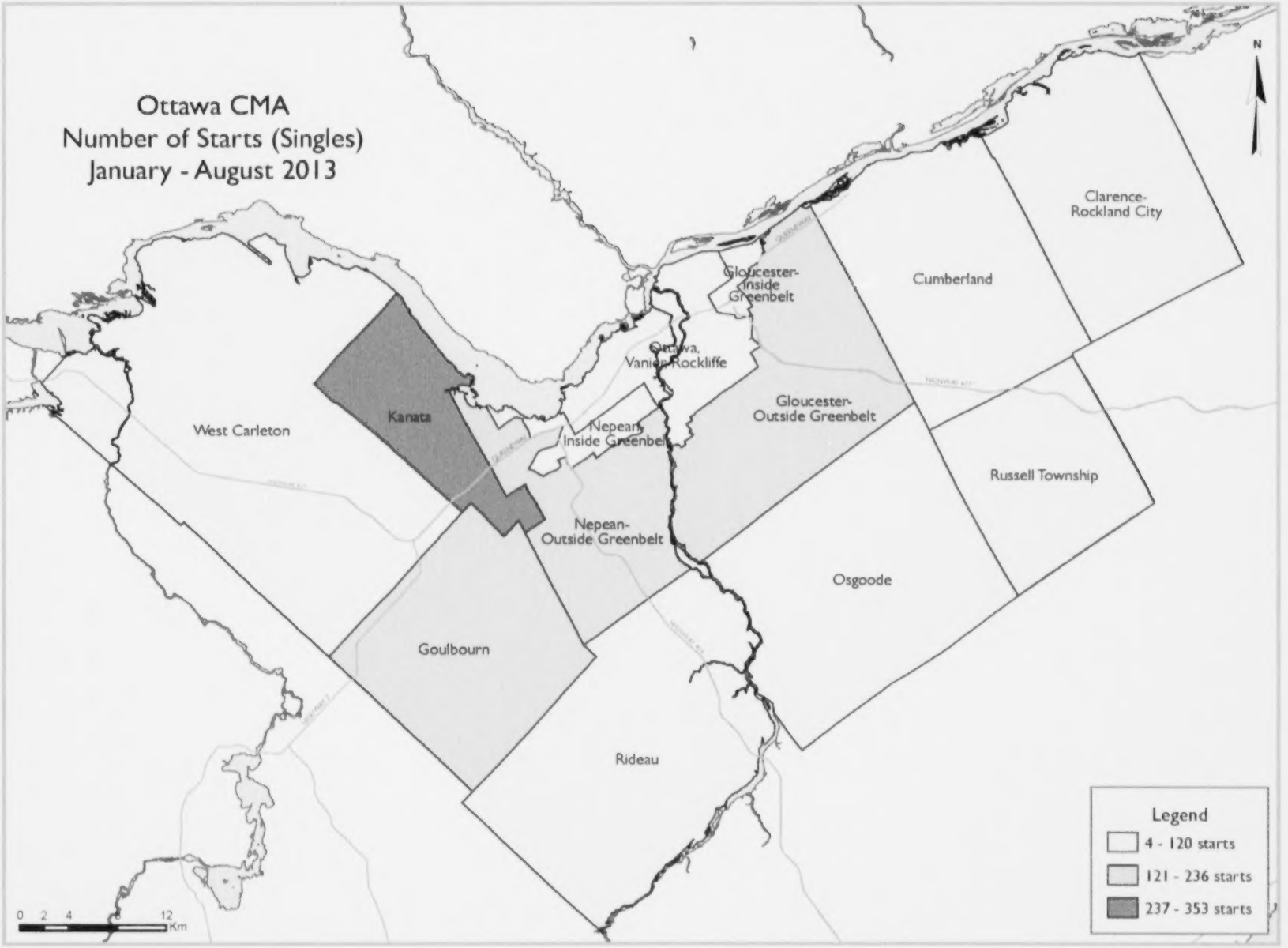
In August, almost thirty per cent of total construction activity took place in Kanata, driven by a new 173-rental apartment building. Following closely in second place, Nepean (outside the greenbelt) took hold of just under a quarter of the market, supported mostly by single-family homes and rows. Lastly, due to a warm start early this year, the city core's activity moderated as it secured only one third of apartment construction.

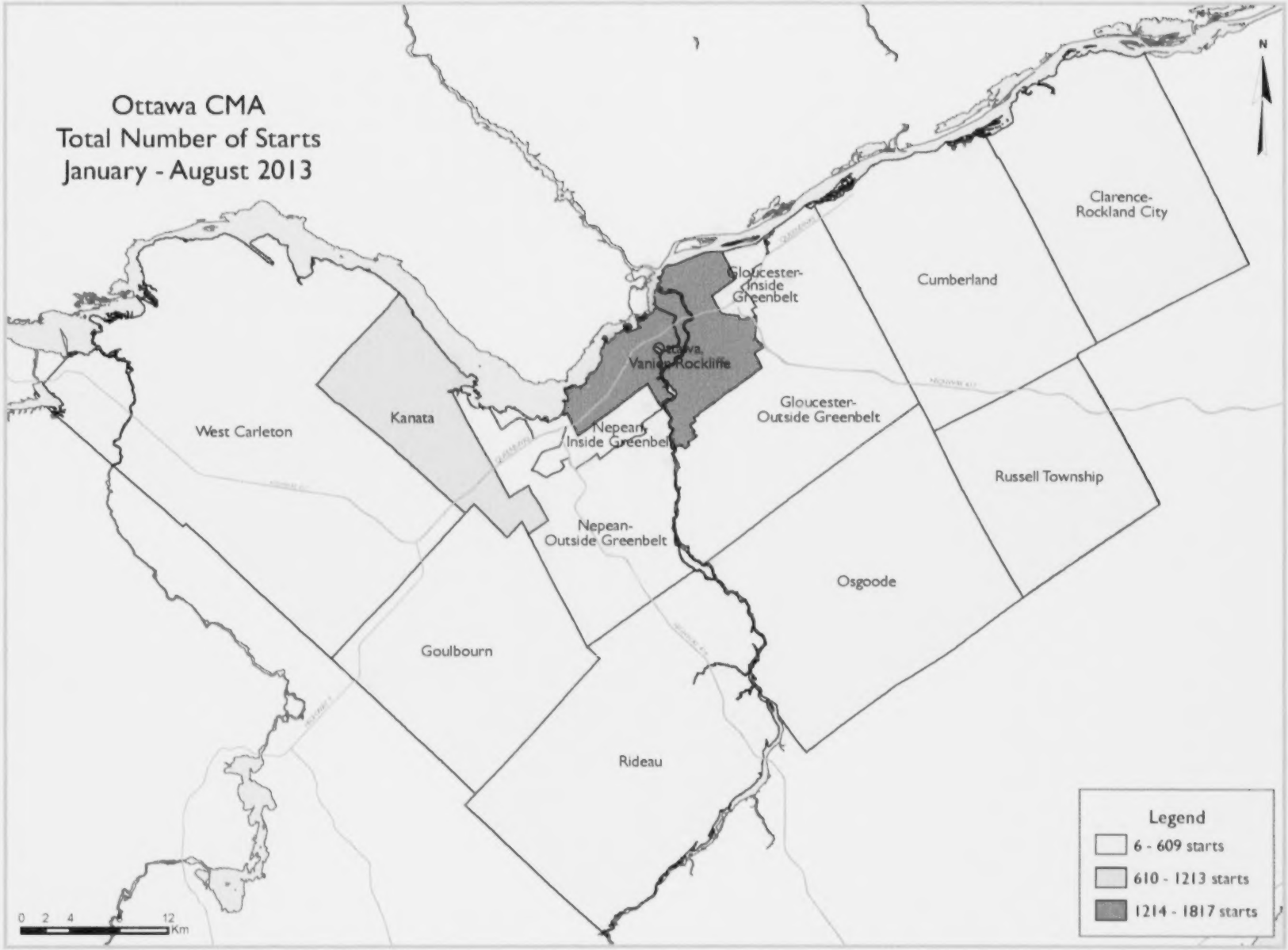

Ottawa CMA
Number of Starts (Multiples)
August 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Russell Township
West Carleton
Kanata
Nepean,
Inside Greenbelt
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
2 - 65 starts
66 - 129 starts
130 - 193 starts


Ottawa CMA
Number of Starts (Singles)
August 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
2 - 19 starts
20 - 37 starts
38 - 55 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
August 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
2 - 80 starts
81 - 159 starts
160 - 238 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - August 2013
Legend
No starts
2 - 592 starts
593 - 1182 starts
1183 - 1772 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa
Vanier-Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - August 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
4 - 120 starts
121 - 236 starts
237 - 353 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
January - August 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
6 - 609 starts
610 - 1213 starts
1214 - 1817 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

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1.1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) August 2013		
Ottawa CMA[1]	July 2013	August 2013
Trend[2]	6,477	7,534
SAAR	11,328	8,994
	August 2012	August 2013
Actual		
August - Single-Detached	171	210
August - Multiples	203	567
August - Total	374	777
January to August - Single-Detached	1,073	1,132
January to August - Multiples	3,386	3,342
January to August - Total	4,459	4,474

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	210	46	240	0	0	89	0	192	777
August 2012	171	32	118	0	0	35	16	2	374
% Change	22.8	43.8	103.4	n/a	n/a	154.3	-100.0	**	107.8
Year-to-date 2013	1,132	246	1,053	0	5	1,597	4	437	4,474
Year-to-date 2012	1,073	156	904	0	7	2,091	20	208	4,459
% Change	5.5	57.7	16.5	n/a	-28.6	-23.6	-80.0	110.1	0.3
UNDER CONSTRUCTION									
August 2013	1,119	264	1,244	0	5	3,421	15	773	6,841
August 2012	1,090	168	1,197	0	0	3,081	23	222	5,781
% Change	2.7	57.1	3.9	n/a	n/a	11.0	-34.8	**	18.3
COMPLETIONS									
August 2013	123	34	255	0	0	12	0	23	447
August 2012	171	6	124	0	0	72	0	90	463
% Change	-28.1	**	105.6	n/a	n/a	-83.3	n/a	-74.4	-3.5
Year-to-date 2013	951	208	1,072	0	0	875	4	106	3,216
Year-to-date 2012	1,183	166	968	0	0	880	9	392	3,598
% Change	-19.6	25.3	10.7	n/a	n/a	-0.6	-55.6	-73.0	-10.6
COMPLETED & NOT ABSORBED									
August 2013	60	53	90	0	0	259	n/a	n/a	462
August 2012	53	35	91	0	2	108	n/a	n/a	289
% Change	13.2	51.4	-1.1	n/a	-100.0	139.8	n/a	n/a	59.9
ABSORBED									
August 2013	116	33	237	0	0	51	n/a	n/a	437
August 2012	169	4	122	0	0	75	n/a	n/a	370
% Change	-31.4	**	94.3	n/a	n/a	-32.0	n/a	n/a	18.1
Year-to-date 2013	976	196	1,077	0	0	865	n/a	n/a	3,114
Year-to-date 2012	1,166	163	970	0	2	896	n/a	n/a	3,197
% Change	-16.3	20.2	11.0	n/a	-100.0	-3.5	n/a	n/a	-2.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
August 2013	185	46	226	0	0	89	0	192	738
August 2012	161	32	118	0	0	35	16	2	364
Ottawa, Vanier, Rockcliffe									
August 2013	9	12	0	0	0	79	0	11	111
August 2012	12	16	0	0	0	0	16	0	44
Nepean inside greenbelt									
August 2013	2	4	0	0	0	0	0	0	6
August 2012	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
August 2013	55	22	98	0	0	10	0	0	185
August 2012	10	12	14	0	0	0	0	0	36
Gloucester inside greenbelt									
August 2013	3	2	0	0	0	0	0	0	5
August 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2013	29	2	83	0	0	0	0	0	114
August 2012	54	0	89	0	0	0	0	0	143
Kanata									
August 2013	45	4	16	0	0	0	0	173	238
August 2012	13	0	12	0	0	0	0	0	25
Cumberland									
August 2013	17	0	29	0	0	0	0	0	46
August 2012	24	4	3	0	0	0	0	0	31
Goulbourn									
August 2013	8	0	0	0	0	0	0	8	16
August 2012	16	0	0	0	0	35	0	0	51
West Carleton									
August 2013	2	0	0	0	0	0	0	0	2
August 2012	14	0	0	0	0	0	0	2	16
Rideau									
August 2013	6	0	0	0	0	0	0	0	6
August 2012	4	0	0	0	0	0	0	0	4
Osgoode									
August 2013	9	0	0	0	0	0	0	0	9
August 2012	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
August 2013	15	0	14	0	0	0	0	0	29
August 2012	10	0	0	0	0	0	0	0	10
Russell Township									
August 2013	10	0	0	0	0	0	0	0	10
August 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
August 2013	210	46	240	0	0	89	0	192	777
August 2012	171	32	118	0	0	35	16	2	374

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
August 2013	1,014	260	1,213	0	5	3,421	11	773	6,697
August 2012	974	164	1,189	0	0	2,993	23	218	5,561
Ottawa, Vanier, Rockcliffe									
August 2013	76	110	23	0	5	2,895	11	243	3,363
August 2012	76	60	32	0	0	2,087	19	92	2,366
Nepean inside greenbelt									
August 2013	12	4	0	0	0	0	0	0	16
August 2012	9	0	10	0	0	16	0	0	35
Nepean outside greenbelt									
August 2013	139	60	252	0	0	170	0	124	745
August 2012	301	36	459	0	0	524	0	124	1,444
Gloucester inside greenbelt									
August 2013	3	0	19	0	0	44	0	0	66
August 2012	3	0	19	0	0	44	0	0	66
Gloucester outside greenbelt									
August 2013	177	36	355	0	0	66	0	12	646
August 2012	184	32	246	0	0	94	0	0	556
Kanata									
August 2013	351	38	315	0	0	96	0	325	1,125
August 2012	55	22	262	0	0	28	0	0	367
Cumberland									
August 2013	92	10	157	0	0	136	0	41	436
August 2012	96	10	93	0	0	157	0	0	356
Goulbourn									
August 2013	76	0	37	0	0	14	0	28	155
August 2012	109	2	17	0	0	43	0	0	171
West Carleton									
August 2013	25	2	55	0	0	0	0	0	82
August 2012	67	2	10	0	0	0	2	2	83
Rideau									
August 2013	29	0	0	0	0	0	0	0	29
August 2012	12	0	0	0	0	0	0	0	12
Osgoode									
August 2013	34	0	0	0	0	0	0	0	34
August 2012	62	0	41	0	0	0	2	0	105
Clarence-Rockland City									
August 2013	77	0	31	0	0	0	0	0	108
August 2012	104	0	8	0	0	42	0	0	154
Russell Township									
August 2013	28	4	0	0	0	0	4	0	36
August 2012	12	4	0	0	0	46	0	4	66
Ottawa-Gatineau CMA (Ontario portion)									
August 2013	1,119	264	1,244	0	5	3,421	15	773	6,841
August 2012	1,090	168	1,197	0	0	3,081	23	222	5,781

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
August 2013	106	30	225	0	0	12	0	23	396
August 2012	161	6	124	0	0	60	0	90	441
Ottawa, Vanier, Rockcliffe									
August 2013	7	6	0	0	0	0	0	23	36
August 2012	9	4	0	0	0	0	0	82	95
Nepean inside greenbelt									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
August 2013	8	8	31	0	0	0	0	0	47
August 2012	28	0	0	0	0	24	0	0	52
Gloucester inside greenbelt									
August 2013	1	2	0	0	0	0	0	0	3
August 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2013	5	6	23	0	0	0	0	0	34
August 2012	0	0	22	0	0	0	0	0	22
Kanata									
August 2013	32	6	81	0	0	12	0	0	131
August 2012	16	2	60	0	0	0	0	0	78
Cumberland									
August 2013	11	0	16	0	0	0	0	0	27
August 2012	32	0	10	0	0	0	0	0	42
Goulbourn									
August 2013	34	0	0	0	0	0	0	0	34
August 2012	65	0	21	0	0	36	0	8	130
West Carleton									
August 2013	3	2	74	0	0	0	0	0	79
August 2012	4	0	7	0	0	0	0	0	11
Rideau									
August 2013	1	0	0	0	0	0	0	0	1
August 2012	1	0	0	0	0	0	0	0	1
Osgoode									
August 2013	4	0	0	0	0	0	0	0	4
August 2012	4	0	4	0	0	0	0	0	8
Clarence-Rockland City									
August 2013	3	2	30	0	0	0	0	0	35
August 2012	10	0	0	0	0	12	0	0	22
Russell Township									
August 2013	14	2	0	0	0	0	0	0	16
August 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
August 2013	123	34	255	0	0	12	0	23	447
August 2012	171	6	124	0	0	72	0	90	463

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
August 2013	53	53	90	0	0	239	n/a	n/a	435
August 2012	49	35	91	0	2	107	n/a	n/a	284
Ottawa, Vanier, Rockcliffe									
August 2013	19	38	2	0	0	151	n/a	n/a	210
August 2012	23	12	10	0	1	38	n/a	n/a	84
Nepean inside greenbelt									
August 2013	1	0	3	0	0	0	n/a	n/a	4
August 2012	1	2	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
August 2013	5	4	16	0	0	49	n/a	n/a	74
August 2012	4	9	14	0	1	40	n/a	n/a	68
Gloucester inside greenbelt									
August 2013	0	0	0	0	0	1	n/a	n/a	1
August 2012	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
August 2013	4	3	37	0	0	1	n/a	n/a	45
August 2012	3	3	20	0	0	1	n/a	n/a	27
Kanata									
August 2013	6	6	18	0	0	16	n/a	n/a	46
August 2012	1	7	20	0	0	3	n/a	n/a	31
Cumberland									
August 2013	11	1	10	0	0	15	n/a	n/a	37
August 2012	11	1	12	0	0	11	n/a	n/a	35
Goulbourn									
August 2013	3	1	0	0	0	6	n/a	n/a	10
August 2012	2	1	4	0	0	13	n/a	n/a	20
West Carleton									
August 2013	1	0	4	0	0	0	n/a	n/a	5
August 2012	2	0	3	0	0	0	n/a	n/a	5
Rideau									
August 2013	2	0	0	0	0	0	n/a	n/a	2
August 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
August 2013	1	0	0	0	0	0	n/a	n/a	1
August 2012	2	0	8	0	0	0	n/a	n/a	10
Clarence-Rockland City									
August 2013	4	0	0	0	0	1	n/a	n/a	5
August 2012	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
August 2013	3	0	0	0	0	19	n/a	n/a	22
August 2012	0	0	0	0	0	1	n/a	n/a	1
Ottawa-Gatineau CMA (Ontario portion)									
August 2013	60	53	90	0	0	259	n/a	n/a	462
August 2012	53	35	91	0	2	108	n/a	n/a	289

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
August 2013	100	29	207	0	0	51	n/a	n/a	387
August 2012	159	4	122	0	0	63	n/a	n/a	348
Ottawa, Vanier, Rockcliffe									
August 2013	7	4	1	0	0	2	n/a	n/a	14
August 2012	9	2	4	0	0	3	n/a	n/a	18
Nepean inside greenbelt									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
August 2013	8	8	30	0	0	22	n/a	n/a	68
August 2012	28	0	0	0	0	33	n/a	n/a	61
Gloucester inside greenbelt									
August 2013	1	2	0	0	0	0	n/a	n/a	3
August 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
August 2013	5	6	23	0	0	0	n/a	n/a	34
August 2012	1	0	15	0	0	0	n/a	n/a	16
Kanata									
August 2013	27	7	70	0	0	10	n/a	n/a	114
August 2012	11	2	53	0	0	0	n/a	n/a	66
Cumberland									
August 2013	11	0	12	0	0	17	n/a	n/a	40
August 2012	34	0	18	0	0	0	n/a	n/a	52
Goulbourn									
August 2013	33	0	0	0	0	0	n/a	n/a	33
August 2012	65	0	23	0	0	27	n/a	n/a	115
West Carleton									
August 2013	3	2	71	0	0	0	n/a	n/a	76
August 2012	4	0	6	0	0	0	n/a	n/a	10
Rideau									
August 2013	1	0	0	0	0	0	n/a	n/a	1
August 2012	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
August 2013	4	0	0	0	0	0	n/a	n/a	4
August 2012	4	0	3	0	0	0	n/a	n/a	7
Clarence-Rockland City									
August 2013	3	2	30	0	0	0	n/a	n/a	35
August 2012	10	0	0	0	0	12	n/a	n/a	22
Russell Township									
August 2013	13	2	0	0	0	0	n/a	n/a	15
August 2012	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
August 2013	116	33	237	0	0	51	n/a	n/a	437
August 2012	169	4	122	0	0	75	n/a	n/a	370

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Ottawa City	185	161	46	32	226	134	281	37	738	364	102.7
Ottawa, Vanier, Rockcliffe	9	12	12	16	0	16	90	0	111	44	152.3
Nepean inside greenbelt	2	1	4	0	0	0	0	0	6	1	**
Nepean outside greenbelt	55	10	22	12	98	14	10	0	185	36	**
Gloucester inside greenbelt	3	0	2	0	0	0	0	0	5	0	n/a
Gloucester outside greenbelt	29	54	2	0	83	89	0	0	114	143	-20.3
Kanata	45	13	4	0	16	12	173	0	238	25	**
Cumberland	17	24	0	4	29	3	0	0	46	31	48.4
Goulbourn	8	16	0	0	0	0	8	35	16	51	-68.6
West Carleton	2	14	0	0	0	0	0	2	2	16	-87.5
Rideau	6	4	0	0	0	0	0	0	6	4	50.0
Osgoode	9	13	0	0	0	0	0	0	9	13	-30.8
Clarence-Rockland City	15	10	0	0	14	0	0	0	29	10	190.0
Russell Township	10	0	0	0	0	0	0	0	10	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	210	171	46	32	240	134	281	37	777	374	107.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	1,017	978	240	158	1,013	911	2,052	2,239	4,322	4,286	0.8
Ottawa, Vanier, Rockcliffe	45	60	90	46	21	35	1,661	1,765	1,817	1,906	-4.7
Nepean inside greenbelt	10	8	4	0	0	3	0	0	14	11	27.3
Nepean outside greenbelt	158	278	58	36	240	302	54	309	510	925	-44.9
Gloucester inside greenbelt	4	1	2	0	0	0	0	0	6	1	**
Gloucester outside greenbelt	150	207	36	38	241	274	12	28	439	547	-19.7
Kanata	353	56	34	18	300	216	233	28	920	318	189.3
Cumberland	65	116	12	14	118	81	64	72	259	283	-8.5
Goulbourn	138	123	0	2	31	0	28	35	197	160	23.1
West Carleton	29	56	4	2	62	0	0	2	95	60	58.3
Rideau	28	12	0	0	0	0	0	0	28	12	133.3
Osgoode	37	61	0	2	0	0	0	0	37	63	-41.3
Clarence-Rockland City	69	80	0	0	27	4	0	26	96	110	-12.7
Russell Township	46	15	10	2	0	0	0	46	56	63	-11.1
Ottawa-Gatineau CMA (Ontario Portion)	1,132	1,073	250	160	1,040	915	2,052	2,311	4,474	4,459	0.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Ottawa City	226	118	0	16	89	35	192	2
Ottawa, Vanier, Rockcliffe	0	0	0	16	79	0	11	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	98	14	0	0	10	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	83	89	0	0	0	0	0	0
Kanata	16	12	0	0	0	0	173	0
Cumberland	29	3	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	35	8	0
West Carleton	0	0	0	0	0	0	0	2
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	14	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	240	118	0	16	89	35	192	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,013	895	0	16	1,615	2,031	437	208
Ottawa, Vanier, Rockcliffe	21	19	0	16	1,417	1,683	244	82
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	240	302	0	0	54	185	0	124
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	241	274	0	0	0	28	12	0
Kanata	300	216	0	0	60	28	173	0
Cumberland	118	81	0	0	64	72	0	0
Goulbourn	31	0	0	0	20	35	8	0
West Carleton	62	0	0	0	0	0	0	2
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	27	4	0	0	0	26	0	0
Russell Township	0	0	0	0	0	46	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,040	899	0	16	1,615	2,103	437	208

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Ottawa City	457	311	89	35	192	18	738	364
Ottawa, Vanier, Rockcliffe	21	28	79	0	11	16	111	44
Nepean inside greenbelt	6	1	0	0	0	0	6	1
Nepean outside greenbelt	175	36	10	0	0	0	185	36
Gloucester inside greenbelt	5	0	0	0	0	0	5	0
Gloucester outside greenbelt	114	143	0	0	0	0	114	143
Kanata	65	25	0	0	173	0	238	25
Cumberland	46	31	0	0	0	0	46	31
Goulbourn	8	16	0	35	8	0	16	51
West Carleton	2	14	0	0	0	2	2	16
Rideau	6	4	0	0	0	0	6	4
Osgoode	9	13	0	0	0	0	9	13
Clarence-Rockland City	29	10	0	0	0	0	29	10
Russell Township	10	0	0	0	0	0	10	0
Ottawa-Gatineau CMA (Ontario Portion)	496	321	89	35	192	18	777	374

Table 2.5: Starts by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	2,283	2,032	1,602	2,026	437	228	4,322	4,286
Ottawa, Vanier, Rockcliffe	151	118	1,422	1,690	244	98	1,817	1,906
Nepean inside greenbelt	14	11	0	0	0	0	14	11
Nepean outside greenbelt	460	616	50	185	0	124	510	925
Gloucester inside greenbelt	6	1	0	0	0	0	6	1
Gloucester outside greenbelt	427	519	0	28	12	0	439	547
Kanata	687	290	60	28	173	0	920	318
Cumberland	203	223	56	60	0	0	259	283
Goulbourn	175	125	14	35	8	0	197	160
West Carleton	95	56	0	0	0	4	95	60
Rideau	28	12	0	0	0	0	28	12
Osgoode	37	61	0	0	0	2	37	63
Clarence-Rockland City	96	84	0	26	0	0	96	110
Russell Township	52	17	0	46	4	0	56	63
Ottawa-Gatineau CMA (Ontario Portion)	2,431	2,133	1,602	2,098	441	228	4,474	4,459

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Ottawa City	106	161	30	6	225	124	35	150	396	441	-10.2
Ottawa, Vanier, Rockcliffe	7	9	6	4	0	0	23	82	36	95	-62.1
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	8	28	8	0	31	0	0	24	47	52	-9.6
Gloucester inside greenbelt	1	0	2	0	0	0	0	0	3	0	n/a
Gloucester outside greenbelt	5	0	6	0	23	22	0	0	34	22	54.5
Kanata	32	16	6	2	81	60	12	0	131	78	67.9
Cumberland	11	32	0	0	16	10	0	0	27	42	-35.7
Goulbourn	34	65	0	0	0	21	0	44	34	130	-73.8
West Carleton	3	4	2	0	74	7	0	0	79	11	**
Rideau	1	1	0	0	0	0	0	0	1	1	0.0
Osgoode	4	4	0	0	0	4	0	0	4	8	-50.0
Clarence-Rockland City	3	10	2	0	14	0	16	12	35	22	59.1
Russell Township	14	0	2	0	0	0	0	0	16	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	123	171	34	6	239	124	51	162	447	463	-3.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	846	1,102	198	166	1,036	956	945	1,258	3,025	3,482	-13.1
Ottawa, Vanier, Rockcliffe	55	70	64	50	25	27	525	772	669	919	-27.2
Nepean inside greenbelt	10	12	0	0	12	0	16	69	38	81	-53.1
Nepean outside greenbelt	132	271	52	50	287	192	302	151	773	664	16.4
Gloucester inside greenbelt	2	0	2	0	0	12	0	0	4	12	-66.7
Gloucester outside greenbelt	101	105	22	26	205	164	0	18	328	313	4.8
Kanata	105	88	42	34	301	247	52	156	500	525	-4.8
Cumberland	158	214	12	4	126	195	0	48	296	461	-35.8
Goulbourn	126	211	0	0	6	54	50	44	182	309	-41.1
West Carleton	68	62	4	2	74	10	0	0	146	74	97.3
Rideau	17	24	0	0	0	0	0	0	17	24	-29.2
Osgoode	72	45	0	0	0	55	0	0	72	100	-28.0
Clarence-Rockland City	57	58	2	4	20	15	48	14	127	91	39.6
Russell Township	48	23	12	2	0	0	4	0	64	25	156.0
Ottawa-Gatineau CMA (Ontario Portion)	951	1,183	212	172	1,056	971	997	1,272	3,216	3,598	-10.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Ottawa City	225	124	0	0	12	60	23	90
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	23	82
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	31	0	0	0	0	24	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	23	22	0	0	0	0	0	0
Kanata	81	60	0	0	12	0	0	0
Cumberland	16	10	0	0	0	0	0	0
Goulbourn	0	21	0	0	0	36	0	8
West Carleton	74	7	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	14	0	0	0	16	12	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	239	124	0	0	28	72	23	90

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,036	956	0	0	843	868	102	390
Ottawa, Vanier, Rockcliffe	25	27	0	0	431	605	94	167
Nepean inside greenbelt	12	0	0	0	16	0	0	69
Nepean outside greenbelt	287	192	0	0	302	151	0	0
Gloucester inside greenbelt	0	12	0	0	0	0	0	0
Gloucester outside greenbelt	205	164	0	0	0	18	0	0
Kanata	301	247	0	0	52	10	0	146
Cumberland	126	195	0	0	0	48	0	0
Goulbourn	6	54	0	0	42	36	8	8
West Carleton	74	10	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	55	0	0	0	0	0	0
Clarence-Rockland City	20	12	0	3	48	12	0	2
Russell Township	0	0	0	0	0	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	1,056	968	0	3	891	880	106	392

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Ottawa City	361	291	12	60	23	90	396	441
Ottawa, Vanier, Rockcliffe	13	13	0	0	23	82	36	95
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	47	28	0	24	0	0	47	52
Gloucester inside greenbelt	3	0	0	0	0	0	3	0
Gloucester outside greenbelt	34	22	0	0	0	0	34	22
Kanata	119	78	12	0	0	0	131	78
Cumberland	27	42	0	0	0	0	27	42
Goulbourn	34	86	0	36	0	8	34	130
West Carleton	79	11	0	0	0	0	79	11
Rideau	1	1	0	0	0	0	1	1
Osgoode	4	8	0	0	0	0	4	8
Clarence-Rockland City	35	10	0	12	0	0	35	22
Russell Township	16	0	0	0	0	0	16	0
Ottawa-Gatineau CMA (Ontario Portion)	412	301	12	72	23	90	447	463

Table 3.5: Completions by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	2,080	2,218	843	868	102	396	3,025	3,482
Ottawa, Vanier, Rockcliffe	144	143	431	605	94	171	669	919
Nepean inside greenbelt	22	12	16	0	0	69	38	81
Nepean outside greenbelt	471	513	302	151	0	0	773	664
Gloucester inside greenbelt	4	12	0	0	0	0	4	12
Gloucester outside greenbelt	328	295	0	18	0	0	328	313
Kanata	448	367	52	10	0	148	500	525
Cumberland	296	413	0	48	0	0	296	461
Goulbourn	132	265	42	36	8	8	182	309
West Carleton	146	74	0	0	0	0	146	74
Rideau	17	24	0	0	0	0	17	24
Osgoode	72	100	0	0	0	0	72	100
Clarence-Rockland City	95	74	32	12	0	5	127	91
Russell Township	56	25	0	0	8	0	64	25
Ottawa-Gatineau CMA (Ontario Portion)	2,231	2,317	875	880	110	401	3,216	3,598

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
August 2013	1	1.2	17	20.2	17	20.2	11	13.1	38	45.2	84	490,990	491,210
August 2012	3	2.0	49	33.1	28	18.9	33	22.3	35	23.6	148	410,900	457,783
Year-to-date 2013	1	0.1	125	18.5	118	17.5	144	21.3	287	42.5	675	474,990	503,477
Year-to-date 2012	5	0.5	134	14.4	149	16.1	275	29.6	365	39.3	928	475,900	496,274
Ottawa, Vanier, Rockcliffe													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	6.1	31	93.9	33	749,900	749,752
Year-to-date 2012	1	2.2	0	0.0	0	0.0	3	6.7	41	91.1	45	720,000	747,435
Nepean inside greenbelt													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
August 2013	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
August 2012	3	11.1	6	22.2	1	3.7	8	29.6	9	33.3	27	442,900	445,906
Year-to-date 2013	0	0.0	21	16.4	8	6.3	35	27.3	64	50.0	128	500,490	501,577
Year-to-date 2012	3	1.2	34	13.3	34	13.3	79	30.9	106	41.4	256	494,990	486,952
Gloucester inside greenbelt													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	3	3.3	13	14.1	40	43.5	36	39.1	92	475,900	488,383
Year-to-date 2012	1	1.0	1	1.0	1	1.0	36	37.5	57	59.4	96	518,150	514,834
Kanata													
August 2013	0	0.0	1	3.7	8	29.6	5	18.5	13	48.1	27	493,990	498,789
August 2012	0	0.0	0	0.0	3	27.3	2	18.2	6	54.5	11	558,900	532,964
Year-to-date 2013	0	0.0	13	12.3	36	34.0	14	13.2	43	40.6	106	433,900	495,689
Year-to-date 2012	0	0.0	3	4.3	9	12.9	26	37.1	32	45.7	70	483,950	511,099
Cumberland													
August 2013	1	10.0	5	50.0	3	30.0	0	0.0	1	10.0	10	359,900	381,139
August 2012	0	0.0	19	55.9	7	20.6	6	17.6	2	5.9	34	368,490	395,066
Year-to-date 2013	1	0.7	64	41.8	46	30.1	25	16.3	17	11.1	153	387,900	408,403
Year-to-date 2012	0	0.0	59	28.2	58	27.8	71	34.0	21	10.0	209	411,990	422,343
Goulbourn													
August 2013	0	0.0	11	35.5	6	19.4	4	12.9	10	32.3	31	418,990	458,996
August 2012	0	0.0	24	38.1	17	27.0	16	25.4	6	9.5	63	394,990	413,308
Year-to-date 2013	0	0.0	23	18.9	14	11.5	25	20.5	60	49.2	122	498,445	507,154
Year-to-date 2012	0	0.0	36	18.4	46	23.5	56	28.6	58	29.6	196	444,400	466,388

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	584,400	608,438
Year-to-date 2012	0	0.0	1	3.2	0	0.0	3	9.7	27	87.1	31	556,900	590,219
Rideau													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	882,000	849,085
Osgoode													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	1	5.9	1	5.9	1	5.9	14	82.4	17	780,000	750,947
Year-to-date 2012	0	0.0	0	0.0	1	9.1	1	9.1	9	81.8	11	674,900	680,991
Clarence-Rockland City													
August 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
August 2012	4	40.0	5	50.0	1	10.0	0	0.0	0	0.0	10	324,150	318,707
Year-to-date 2013	9	19.6	16	34.8	16	34.8	3	6.5	2	4.3	46	372,400	365,360
Year-to-date 2012	24	52.2	16	34.8	4	8.7	2	4.3	0	0.0	46	297,900	315,858
Russell Township													
August 2013	0	0.0	7	58.3	3	25.0	1	8.3	1	8.3	12	368,675	393,604
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	21	51.2	11	26.8	8	19.5	1	2.4	41	373,450	390,723
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Ottawa-Gatineau CMA (Ontario portion)													
August 2013	2	2.0	24	24.5	21	21.4	12	12.2	39	39.8	98	454,495	476,109
August 2012	7	4.4	54	34.2	29	18.4	33	20.9	35	22.2	158	401,990	448,981
Year-to-date 2013	10	1.3	162	21.3	145	19.0	155	20.3	290	38.1	762	459,750	489,073
Year-to-date 2012	29	2.9	159	16.0	160	16.1	278	28.1	365	36.8	991	466,900	486,010

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2013

Submarket	Aug 2013	Aug 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	491,210	457,783	7.3	503,477	496,274	1.5
Ottawa, Vanier, Rockcliffe	--	823,724	n/a	749,752	747,435	0.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	567,729	445,906	27.3	501,577	486,952	3.0
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	--	n/a	488,383	514,834	-5.1
Kanata	498,789	532,964	-6.4	495,689	511,099	-3.0
Cumberland	381,139	395,066	-3.5	408,403	422,343	-3.3
Goulbourn	458,996	413,308	11.1	507,154	466,388	8.7
West Carleton	--	--	n/a	608,438	590,219	3.1
Rideau	--	--	n/a	821,200	849,085	-3.3
Osgoode	--	--	n/a	750,947	680,991	10.3
Clarence-Rockland City	--	318,707	n/a	365,360	315,858	15.7
Russell Township	393,604	--	n/a	390,723	386,122	1.2
Ottawa-Gatineau CMA (Ontario Portion)	476,109	448,981	6.0	489,073	486,010	0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) August 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	352,967
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	351,530
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	347,536
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	350,720
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	350,755
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	348,833
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	344,633
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	352,284
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	359,793
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	350,799
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	352,821
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,153
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	346,976
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	349,950
	March	1,182	-15.8	1,164	2,898	2,536	45.9	359,321	1.6	353,241
	April	1,586	0.3	1,131	3,533	2,436	46.4	372,188	2.3	358,057
	May	1,812	-5.7	1,190	3,733	2,512	47.4	370,591	2.0	357,474
	June	1,608	-4.0	1,206	2,907	2,514	48.0	359,372	1.3	353,291
	July	1,352	-2.2	1,164	2,767	2,502	46.5	362,346	6.5	364,386
	August	1,226	6.7	1,205	2,384	2,517	47.9	348,822	0.3	354,898
	September									
	October									
	November									
	December									
	Q2 2012	5,177	4.8		9,346			360,784	2.1	
	Q2 2013	5,006	-3.3		10,173			367,493	1.9	
	YTD 2012	10,828	3.1		21,110			354,110	2.2	
	YTD 2013	10,300	-4.9		22,496			360,515	1.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14	116.5	123.1	535	6.1	71.5	1,032
	April	590	3.00	5.14	116.6	122.8	529	6.1	70.5	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14	116.1	123.3	523	6.8	70.2	1,061
	August	601	3.14	5.34		123.2	525	7.1	70.5	1,062
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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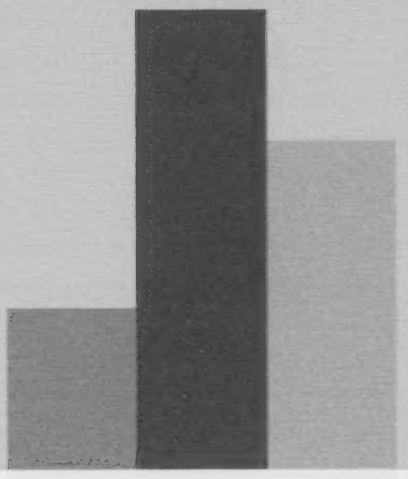

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
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